



ASKING PRICE / Offers in Excess of

**£360,000**

## THE DETAILS

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**24, The Meadows**

**Kirk Michael**

**Offers in Excess of £360,000**

**call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details**

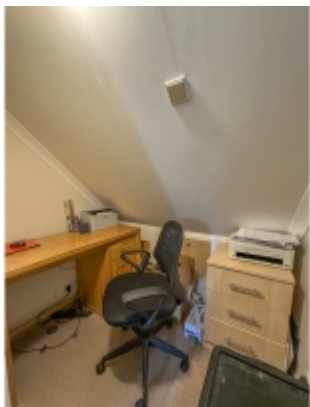
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**a:** 9 Atholl Place, PEEL, Isle of Man, IM5 1HE









## THE DESCRIPTION

- Well presented detached family home
- Walking distance to the primary school, local amenities and bus route
- Lounge, Dining Room and Breakfast Kitchen
- 3 Bedrooms, 2 Shower Rooms
- Integral Garage, off road parking for two vehicles
- Enclosed South-facing rear garden
- Gas Fired Central Heating
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 24 The Meadows, Kirk Michael to the market. A spacious detached house situated in a quiet cul-de-sac in the village and within walking distance to the primary school, local amenities and bus route. A short commute to Douglas, Peel and Ramsey.

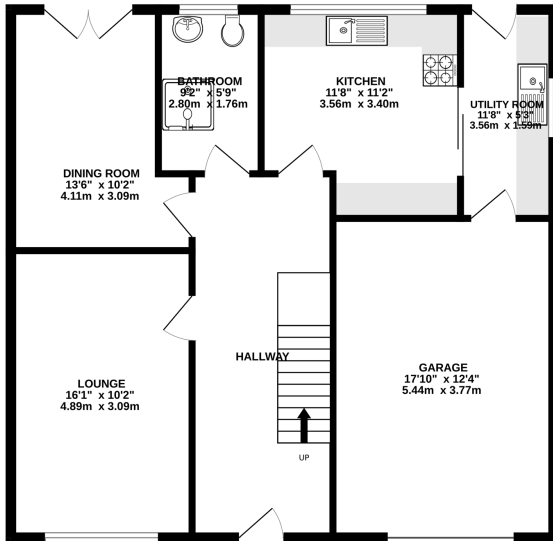
Entering the property through the uPVC front door into a light and spacious hallway with a modern chrome and glass staircase leading to the first floor. To the left is a modern lounge with feature fireplace and wood burning stove, a separate dining room at the rear with French doors leading into the private rear garden. There is a modern shower room with corner shower, vanity sink and WC. The contemporary kitchen is fitted with a range of base and wall units with contrasting work tops and tiled splashback, integrated oven and hob with extractor fan and a matching breakfast bar. A sliding door maximises space and leads into the utility room fitted with matching units, sink, plumbing for laundry appliances and access to the integral garage and door to the rear garden. Upstairs is a generous and airy master bedroom with a range of fitted wardrobes, bedside tables, cupboards and chest of drawers. There are two further double bedrooms and a small office space off the landing. A recently fitted modern shower room with vanity sink, matching storage and WC completes the spacious first floor. On the landing is access to the boarded loft with a light.

At the front are two car parking spaces and a lawned garden with flower borders. At the rear is a private and sunny south-facing garden, laid to lawn with a raised flower bed of mature plants and shrubs.

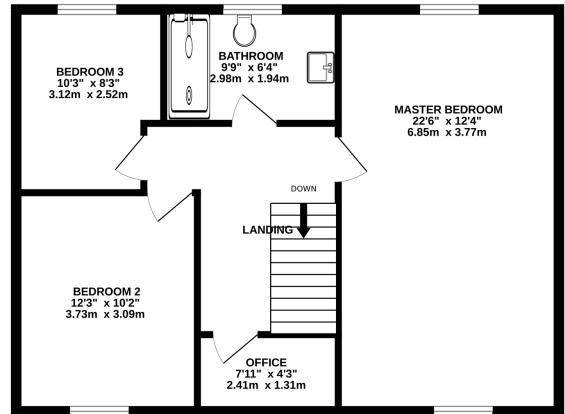
uPVC double glazed. Gas fired central heating. Garage with electric up and over door, and off road parking for 2 vehicles. No onward chain.

## FLOORPLAN

GROUND FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PROPERTY DETAILS FOR

## 24, The Meadows, Kirk Michael

### Disclaimer

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